

Honorable Ann McCormick, JSC ORDERS 5/26/17

Law Clerks: Rachel Ginzburg: (732) 519-3592 (odd docket) and Emily Pirro: (732) 519-3611 (even docket)

Chancery/Law Division

CAPTION	DK	DK #	YR	MOTION TYPE	OUTCOME
MegaFortris v. Liberty Security Seals	C	217	16	Motion for Reconsideration	Denied
				Cross-Motion for Reconsideration	Denied
Bank of America v. Gagliardi	F	28527	15	Objection to Amount Due	Adj. to 6/23/17
Bank of NY Mellon v. Fernandez	F	8099	14	Motion for Mediation	Granted in Part, Denied in part
Buck County v. GSGG LLC	F	32641	16	Additional Sums	Adj. to 6/23
Caliber Home Loans v. Simons	F	33757	16	Extend time to Answer	Granted
Cit Bank v. Huggins	F	4327	16	Reconsider	Denied but see order
Deutsche Bank vs Park	F	755	17	Summary Judgment	Granted
Ditech v. Balewitz	F	12013	13	Set Aside Sheriff's Sale	Granted
Ditech vs Khan	F	36991	15	Objection to Amount Due	Denied
Emigrant Residential v. Burdge	F	10405	13	Default Out of Time	Granted
Fannie Mae v. Smith	F	47781	13	Forfeiture of Deposit	adj. to 6/23/17
First Citizens Bank v. Zander	F	3559	14	Set Aside Sheriff's Sale	adj. to 6/23/17
FNA Jersey Boi vs Edison Industrial	F	8153	17	Strike Answer	Granted
James B. Nutter v. Fleming	F	40455	15	Reinstate Case	Withdrawn
Landings at Spinnaker vs Elliot	F	27559	16	Attorney's Fees	adj. to 6/23/17
M&T v. Hernandez	F	16501	13	Stay Sheriff's Sale	Withdrawn
Morales v. Pina	F	22653	15	Reinstate Case	Granted but see order
Nationstar vs Kieras	F	3471	17	Permit Entry of FJ Notwithstanding Mistake in Complaint	Denied but see order
Nationstar vs Quintanilla	F	3627	17	Vacate Default	Granted but see order
Ocwen vs Cordon	F	5335	15	Substitute Plaintiff	Granted
Onewest Bank v. Vizcaino	F	19229	15	Vacate Sheriff's Sale	Granted
TTLBL v. Cooper	F	20705	16	Vacate Order	Adj. to 6/23/17
TTREO v. Feliciano	F	23159	16	Objection to Amount Due	Withdrawn
Wells Fargo v. Czysz	F	14085	13	Reform Mortgage	Granted
Wells Fargo vs Ferraro	F	18039	15	Vacate and Set Aside Sheriff's Sale	Withdrawn
Wilmington Savings Fund vs Stewart	F	46379	14	Amend Complaint Nunc Pro Tunc	Granted
BAC Home Loans v. Kim	F	126	9	Vacate FJ	Adj. to 6/23
Bank of America v. Cooney	F	1066	17	Dismiss	Granted
Colonial Savings v. Asiamah-Asare	F	2214	17	Summary Judgment	Granted
Deutsche Bank v. Desai	F	2970	15	Get Transcript	Denied
Deutsche Bank v. Dixon	F	5614	17	Reform Loan Mod	Granted
Deutsche Bank v. Kachko	F	27308	16	Strike Answer	Denied
Deutsche Bank v. Rodriguez	F	40294	14	Release lien	Granted
Finance of America v. Schingo	F	10318	16	Default out of Time	Adj. to 6/23
FNMA v. Butcher	F	28176	16	Summary Judgment	Consent Order
FNMA v. Hahn	F	13938	15	Vacate Sale	Adj. to 6/23
FNMA v. Kamysanova	F	48344	14	Summary Judgment	Adj. to 6/23
FV-I Inc v .Ruiz	F	36434	14	Default out of Time	Granted
fwdsI & Associates v. Leo	F	5962	17	Strike Answer	Granted

HSBC Bank v. Gawron	F	1474	17	Vacate Default	Granted
HSBC Bank v. Lefkowitz	F	23468	12	Reform Mortgage	Granted
Nationstar v. Gomez	F	34270	14	Vacate	Granted
Nationstar v. Whalen	F	10708	16	Vacate Sale	Granted
Ocwen Loan Svcing v. Lebrun	F	9084	17	Dismiss	Adj. to 6/23
PNC Bank v. Hoang	F	7226	15	Vacate Sale	Adj. to 6/23
Wells Fargo v. Maer	F	5232	16	Vacate	Granted
Wells Fargo v. Mariano	F	24470	16	Summary Judgment	Granted
Wells Fargo v. Molleti	F	15992	15	Vacate Sale	Adj. to 6/23, Briefs by 6/16
Wells Fargo v. Smith	F	27160	16	Impose Equitable	Withdrawn
Wells Fargo v. Walker	F	21198	13	Vacate	Granted

EVELYN A. DONEGAN, ESQ. (040481983)
Rubin Kaplan & Associates, P.C.
200 Centennial Avenue, Suite 110
Piscataway, NJ 08854
(732) 463-7511
Attorneys for Defendants,
Liberty Security Seals LLC,
Soren Lund and Miao Zheng

Moj

FILED

JUN 09 2017

JUDGE ANN McCORMICK

		: SUPERIOR COURT OF NEW JERSEY
MEGA FORTRIS AMERICAS, INC.	:	: CHANCERY DIVISION
	:	: MIDDLESEX COUNTY
Plaintiff,	:	
	:	Docket No. MID-C-217-16
v.	:	
	:	CIVIL ACTION
LIBERTY SECURITY SEALS LLC,	:	
SOREN LUND and MIAO ZHENG,	:	ORDER
	:	
Defendants,	:	
	:	

This matter, being brought before the Court by Rubin Kaplan & Associates, P.C., on behalf of Defendants Liberty Security Seals, LLC, Miao Zheng, and Soren Lund, for an order for reconsideration of the Court's order dated April 13, 2017, denying summary judgment and the Court's order dated May 4, 2017 imposing a preliminary injunction on Mr. Lund; and on notice to Lanciano & Associates, attorneys for Plaintiff Mega Fortris Americas, Inc.; and good and sufficient cause appearing for the entry of this Order,

FOR THE REASONS SET FORTH
ON THE RECORD ON 6/9/17

IT IS on this 9th day of June, 2017;

ORDERED that reconsideration is hereby granted;

AND IT IS FURTHER ORDERED that:

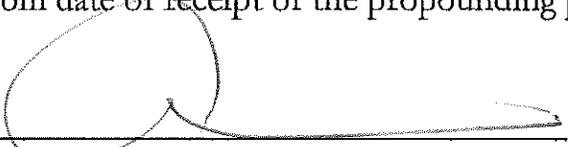
1. Summary judgment is granted voiding the non-compete and non-solicitation clauses of the service agreement of Soren Lund;

2. Summary Judgment is granted with the Court rewriting the service agreement to reduce the non-competition clause period to be reduced from two years to one year to run concurrently with the non-solicitation period of one year with both ending August 1, 2017 with the customers prohibited during the one year period to be those agreed to by counsel on the list for the preliminary injunction excepting those contacted by Mr. Lund before his employment with plaintiff, set out below;

3. The preliminary injunction is modified to except from the list agreed to by counsel the following 15 designated customers:

a) MFA/SL2; b) MFA/SL3; c) MFA/SL4; d) MFA/SL27; e) MFA/SL28; f) MFA/SL31; g) MFA/SL49; h) MFA/SL50; i) MFA/SL59; j) MFA/SL14; k) MFA/SL18; l) MFA/SL22; m) MFA/SL51; n) MFA/SL52; and o) MFA/SL55.

AND IT IS FURTHER ORDERED that a copy of this Order shall be served upon the parties within 7 days from date of receipt of the propounding party.


Hon. Ann G. McCormick, J.C.C.

_____ Moving Papers

_____ Opposition

_____ Reply

ORDERED, plaintiffs motion
for reconsideration
is denied

ORDERED, defendants' motion
2 for reconsideration
is denied

Paola D. Vera, Esq. -ID: 011552012
CABANILLAS & ASSOCIATES, P.C.
A NY Professional Corporation
120 Bloomingdale Road, Suite 400
White Plains, New York 10605
(914) 385-0292
Attorneys for Defendant Jose Fernandez

FILED
JUN 9 2017
JUDGE ANN McCORMICK

-----X
**Bank of New York Mellon, f/k/a Bank of
New York, as Trustee, on behalf of the
registered holders of Alternative Loan Trust
2006-OA7, Mortgage Pass-Through
Certificates Series 2006-OA7**

Plaintiff(s),

vs.

Jose Fernandez, et al.,

Defendant(s).

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY**

DOCKET NO. F -008099-14

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Cabanillas & Associates, P.C., attorneys for defendant, Jose Fernandez ("**Defendant**"), for an order Denying Plaintiff's Motion to enter Default and referring the matter to the Foreclosure Mediation Program, and the Court having considered the papers submitted by the parties, and for good cause shown;

IT IS on this 9 day of June, 2017

ORDERED as follows:

1. ~~Defendant's Cross Motion denying Default is hereby GRANTED;~~
2. Defendant must file an Answer to the Complaint; said Answer shall be filed within 20 days of receipt of this Order
3. Defendant's request to refer the matter to mediation is hereby GRANTED; the Defendant must submit a mediation application within 20 days of the date of this order.

4. A copy of this order shall be served upon all parties by 7 within
___ days.



J.S.C.
JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

Simons & Wiskin
102 South Broadway
South Amboy, NJ 08879
(732) 316-2300
Attorneys for Defendants/Mortgagors
JERRY P WISKIN, Esq.
State Bar Number 003511976

FILED

JUN 09 2017

JUDGE ANN McCORMICK

----- X

CALIBER HOME LOANS, INC.,
Plaintiff/Mortgagee, : SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION-GENERAL EQUITY

v. : MIDDLESEX COUNTY

PHILIP Y. SIMONS, A/K/A PHILIP YALE : DOCKET NO. : F-033757-16
SIMONS and CYNTHIA SIMONS,
Defendants/Mortgagors. : **Civil Action**
: **(PROPOSED) ORDER**

----- X

THIS MATTER having been brought before the Court on the motion of Simons & Wiskin, attorneys for defendants Philip Yale Simons and Cynthia Simons ("Simons") for an Order extending the time of defendants to answer or otherwise respond to the Complaint filed herein to and including July 31, 2017. IT IS ORDERED this 9th day of June, 2017 that:

1. Defendants' motion for an extension of time is hereby granted.
2. Defendants' time to answer or otherwise respond to the Complaint filed herein be, and hereby is, extended to and including July 31, 2017.

Ann A. McCormick

JUDGE ANN. G. McCORMICK

___ OPPOSED

___ UNOPPOSED

All parties are to be served within seven (7) days of the date hereof.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

FILED

JUN 09 2017

JUDGE ANN McCORMICK

IRA J. METRICK, ESQ.-ID #010331994
57 West Main Street
Freehold, NJ 07728
732-863-1660
Attorney for Defendant, Ellis Huggins

CIT BANK, N.A.

Plaintiff,

v.

ELLIS HUGGINS AND MRS. HUGGINS
WIFE OF ELLIS HUGGINS; JOHN DOE
AND JANE DOE 1-10 (NAMES BEING
FICTITIOUS) TENANTS / OCCUPANTS;
UNITED STATES OF AMERICA; STATE
OF NEW JERSEY; GALE S. BENETON;

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-4327-16

Civil Action

ORDER

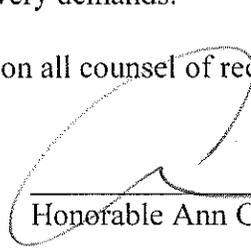
THIS MATTER, having been opened to the Court by Ira J. Metrick, Esquire, on behalf of the Defendant, Ellis Huggins, on a Motion to Reconsider Summary Judgment, without prejudice, and the Court having considered the moving papers and any response thereto, and the Court having considered the matter for good cause shown:

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/9/17**

IT IS on this 9 day of June, 2017, ORDERED THAT:

1. The March 3, 2017 **DENIED** Summary Judgment is hereby vacated
2. Defendant may serve interrogatories and demands for documents upon Plaintiff by **DENIED**, 2017;
3. Plaintiff may not file a new motion for Summary Judgment until Defendant has received responses to his discovery demands. **DENIED**
4. A copy of this Order be served on all counsel of record within 7 days of receipt.

Pl shall not file for final judgment before 9/12/17


Honorable Ann G. McCormick, J.S.C., Ch.

FILED
JUN 09 2017
JUDGE ANN McCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Jessica A. Berry, Esq.: 029912007
201502535

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
HARBORVIEW MORTGAGE LOAN
TRUST MORTGAGE LOAN PASS-
THROUGH CERTIFICATES, SERIES
2006-3

Plaintiff

vs.

ANDRE J. PARK; DEBRA H. PARK, HIS
WIFE and TRENTON BUSINESS
ASSISTANCE CORP.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-000755-17

CIVIL ACTION

**ORDER GRANTING PLAINTIFF'S
MOTION FOR SUMMARY
JUDGMENT**

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, Jessica A. Berry, Esq. appearing, and having been timely served upon Andre J. Park and Debra H. Park, Defendants *Pro Se*, and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been shown;

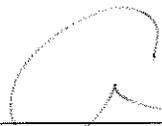
IT IS ON this 9 day of June, 2017:

ORDERED, that Plaintiff's Motion for Summary Judgment be and is hereby GRANTED, and

ORDERED, that the Answer filed by Defendants Andre J. Park and Debra H. Park be and is hereby deemed to be a non-contesting Answer; and it is further

ORDERED, that this action be remanded to the Office of Foreclosure the Superior Court of New Jersey in Trenton to proceed as an uncontested matter; and it is further

ORDERED, that a true copy of this Order be served upon Defendants within 7 days of the date of receipt hereof.



Ann G. McCormick, P.J. Ch.

_____ Opposed

_____ Unopposed

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
File No. 073994 KL

- Rob Saltzman, Esquire ID #043891988
- Sanford J. Becker, Esquire ID #243731972
- Robert F. Thomas, Esquire ID #018621993
- Stuart West, Esquire ID #015672002
- Kevin Diduch, Esquire ID #124612014
- Kathleen L. Stanton, Esquire ID#012202011

FILED

JUN 09 2017

JUDGE ANN McCORMICK

DITECH FINANCIAL LLC,

Plaintiff,

v.

PATRICIA BALEWITZ, et al,

Defendants,

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-012013-13

CIVIL ACTION

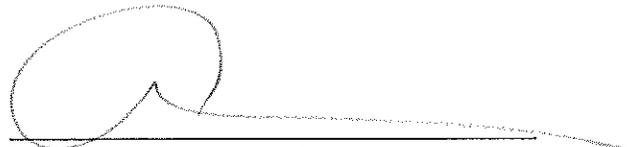
ORDER VACATING SHERIFF'S SALE

This matter being opened to the Court by Plaintiff, Ditech Financial LLC by and through counsel, Pluese, Becker & Saltzman, by Kevin Diduch, Esquire, appearing, and the Court having considered the matter and good cause having been shown;

IT IS on this 9 day of June, 2017

ORDERED that the Sheriff's Sale held on April 26, 2017 is hereby vacated

It is further ORDERED that the sale deposit of the Third Party Bidders, Pripao Singh and Surguit Singh, be retained and used to cover the costs for rescheduling a new Sheriff's Sale and for any other losses that may have been incurred by the Plaintiff, including reimbursement to the Plaintiff for the difference between the Third Party Bidder's bid and any lower bid at a subsequent Sheriff's Sale and the loss of commission by the Sheriff.



Hon. Ann G. McCormick, J.S.C.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

All parties are to be served within seven (7) days of the date hereof.

ORDER OF HON. ANN G. McCORMICK, J.S.C.
SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
P.O. BOX 964
NEW BRUNSWICK, NJ 08903-0964
(732) 519-3591

FILED

JUN 09 2017

JUDGE ANN McCORMICK

Plaintiff(s),

DITECH ~~INC~~

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F36991-15

vs.

CIVIL ACTION

Defendant(s),

KAHN

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 6/9, 20 17
on def's objection to the "amount due"

and for good cause having been shown, and for the reasons set forth on the record on

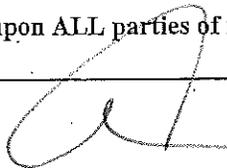
6/9, 20 17

IT IS ON THIS 9 DAY OF June, 20 17

ORDERED

Def's objection to the amount
due is denied and the
matter is returned to the
Office of Foreclosure

ORDERED that counsel shall serve a copy of the within Order upon ALL parties of record within seven (7) days of the date hereof.


ANN G. McCORMICK, J.S.C. CH

FILED

JUN 09 2017

JUDGE ANN McCORMICK

BUDD LARNER, P.C.
150 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NEW JERSEY 07078
(973) 379-4800
Attorneys for Plaintiff,
Emigrant Residential, LLC
James B. Daniels, Esq. – ID No. 009321979

EMIGRANT RESIDENTIAL, LLC f/k/a EMC-
LLC

Plaintiff,

v.

THOMAS BURDGE, His Heirs, Devisees And
Personal Representatives and Any Of His, Their
or Any Of Their Successors In Right, Title and
Interest, MILDRED L. BURDGE, Individually
and as Administratrix of the Estate of Thomas
Anthony Burdge; ALBERT J. BURDGE,
Individually and as Administrator of the Estate
of Thomas Anthony Burdge; HAROLD F.
BURDGE, JR., Individually and as
Administrator of the Estate of Thomas Anthony
Burdge; CARMELLA BURDGE; STATE OF
NEW JERSEY; AMERICAN GENERAL
FINANCIAL SERVICES, INC.; CHASE
MANHATTAN BANK, USA, NA n/k/a
CHASE BANK USA NA; VELOCITY
INVESTMENTS LLC and CITIFINANCIAL
SERVICES, INC.;

Defendants.

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION: MIDDLESEX
: COUNTY

: Docket No. F-010405-13

: Civil Action

**ORDER ENTERING DEFAULT AFTER
SIX MONTHS FOR DEFENDANT(S)**

THIS MATTER, being opened to the court by BUDD LARNER, P.C., attorneys for Plaintiff,
EMIGRANT RESIDENTIAL, LLC and it appearing that default of the defendants: **AMERICAN
GENERAL FINANCIAL SERVICES, INC.; CHASE MANHATTAN BANK USA NA n/k/a
CHASE BANK USA NA; VELOCITY INVESTMENTS LLC; and CITIFINANCIAL SERVICES,
INC.**, was not entered within six months of the actual default and due notice of this application having
been given to such defendant and good cause appearing;

IT IS, on this 9 day of June 2017 ORDERED as follows:

1. Default is hereby entered against defendant(s):

AMERICAN GENERAL FINANCIAL SERVICES, INC.;

CHASE MANHATTAN BANK USA NA n/k/a CHASE BANK USA NA;

VELOCITY INVESTMENTS LLC; and

CITIFINANCIAL SERVICES, INC.,

2. A copy of this Order shall be served upon the defaulted defendant(s) within 7 days after receipt by Plaintiff's counsel.


JUDGE ANN. G. McCORMICK

Respectfully Recommended:
R. 1:34-6 OFFICE OF FORECLOSURE

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

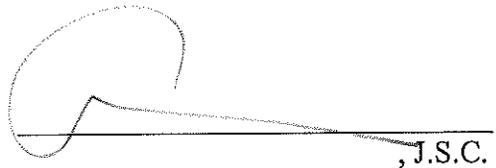
ANTHONY L. VELASQUEZ, ESQ.
 NJ Attorney ID No. 021651997
 Corporate Counsel
 575 Rt. 70, 2nd Floor P.O. Box 1030
 Brick, New Jersey 08723
 732-961-9991 Ext. 1066
 Fax: 732-416-7861
 Attorney for Plaintiff

FILED
 JUN 09 2017
 JUDGE ANN McCORMICK

FNA JERSEY BOI, LLC	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiff	:	CHANCERY DIVISION
	:	
v.	:	Docket No.: F-008153-17
	:	
EDISON INDUSTRIAL BUILDING	:	
LIMITED PARTNERSHIP; et. al.,	:	
	:	ORDER
Defendant(s)	:	

This matter being opened to the Court by Anthony L. Velasquez, Esq., attorney for Plaintiff, FNA Jersey BOI, LLC, for an Order declaring the Answer of Defendant Edison Industrial Building Limited Partnership as Non-Contesting; and upon notice to Defendant Edison Industrial Building Limited Partnership, by and through its counsel Robert A. Bornstein, Esq.; and upon consideration of the positions of the parties and the certifications and legal briefs, and the opposition, if any; for good cause shown;

It is on this 9 day of June, 2017, ORDERED as follows: (a) the Answer filed by Defendant Edison Industrial Building Limited Partnership shall be declared NON-CONTESTING, (b) the matter shall be marked no further pleadings, and (c) this matter shall be immediately returned to the Office of Foreclosure to proceed in its normal and standard due course.



 , J.S.C.

JUDGE ANN. G. McCORMICK

() Opposed
 () Unopposed

All parties are to be served within seven (7) days of the date hereof,

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

David H. Kaplan, Esq., NJ Attorney ID Number 006191985
LAW OFFICE OF DAVID H. KAPLAN, LLC
20 Continental Drive
Stanhope, NJ 07874
(973) 426-0021
(973) 347-2303--fax
Attorney for Plaintiff

Isaias Morales,

Plaintiff,

v.

Nestor Pina, his wife, and each of their heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest; Martin Pina, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest;

Defendants.

SUPERIOR COURT OF NEW JERSEY

CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-022653-15

FORECLOSURE ACTION

ORDER

~~TO REINSTATE THE PLAINTIFF'S COMPLAINT FOR GOOD CAUSE~~

THIS MATTER having been brought before the Court on application of

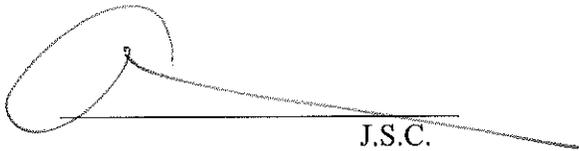
David H. Kaplan, Esq., attorney for plaintiff

IT IS on this 9 day of June, 2017;

ORDERED that the plaintiff's complaint is restored; and it is

~~FURTHER ORDERED that the plaintiff may file a Notice of Motion for Entry of Final Judgment; and it is~~

FURTHER ORDERED that a copy of this Order shall be served upon all defendants within ten (10) days.



J.S.C.

JUDGE ANN. G. McCORMICK

The within Complaint shall be reinstated upon the filing of a Motion for Final Judgment with the Office of Foreclosure provided the motion is filed not later than Dec 9, 2017. Should the Plaintiff fail to file the Motion for Final Judgment within the specified time, then the within matter will remain dismissed and the Plaintiff shall be required to file and serve a new complaint in order to foreclose on the subject premises.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

CXE17-018177
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Ujala Aftab - 034722011
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Attorneys for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE LLC

PLAINTIFF,

vs.

TIMOTHY J. KIERAS AND SANDRA E.
KIERAS, HUSBAND & WIFE; et al.

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
Docket No: F-003471-17
CIVIL ACTION

~~ORDER PERMITTING THE ENTRY OF
FINAL JUDGMENT
NOTWITHSTANDING THE LOAN
MODIFICATION AGREEMENT NOT
BEING RECITED IN THE
COMPLAINT~~

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC, Ujala Aftab, Esquire, appearing on a Motion to Permit Entry of Final Judgment Notwithstanding the Loan Modification Agreement Not Being Recited in the Complaint, and the Court having reviewed the supporting Certification, Brief, Record and for good cause; *and, it being*

necessary to IT IS ON THIS 9 day of June, 2017 ORDERED that:

1. The Office of Foreclosure shall process the Final Judgment notwithstanding the Loan Modification Agreements not being recited in the Complaint; and
2. Plaintiff may proceed with application for entry of Final Judgment in the usual course; and

3. Plaintiff may file an amended Complaint within 30 days of the date hereof.

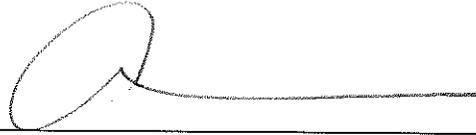
necessary to
in the
complaint
particularly
in the
context
of calculating
the amount
due

DENIED

DENIED

3. A copy of this Order shall be served upon defendant(s) by regular mail within

7 days of Plaintiff's receipt.



Honorable Ann G. McCormick, J.S.C.

Motion Opposed _____
Motion Unopposed _____

FILED

JUN 09 2017

Thomas M. Monahan, Esq.
Bar # 035621988
SIMON, MONAHAN & SIMON, L.L.C.
216 Highway 18
East Brunswick, New Jersey 08816
(732) 745-9400
Attorneys for Defendant,
Norman Quintanilla and Jessica Moran-Quintanilla

JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE LLC,

Plaintiff/Mortgagee

vs.

NORMAN QUINTANILLA A/K/A
NORMAN A. QUINTANILLA; JESSICA R.
MORAN FLORES A/K/A JESSICA MORAN
FLORES A/K/A JESSICA MORAN-
QUINTANILLA A/K/A JESSICA R. MORAN
QUINTANILLA A/K/A JESSICA
QUINTANILLA A/K/A JOYCE M.
QUINTANILLA,

Defendants

:SUPERIOR COURT OF NEW JERSEY
:CHANCERY DIVISION
:MIDDLESEX COUNTY

:DOCKET NO. : F-003627-17

:Civil Action

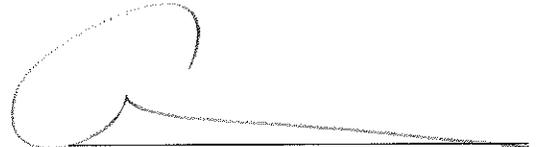
:ORDER VACATING
:DEFAULT AND CMO

This matter having come before the Court upon motion of Thomas M. Monahan, Esq. of the firm of Simon, Monahan & Simon, L.L.C., attorneys for Defendant, Norman Quintanilla and Jessica Moran-Quintanilla, and the Court having duly considered the papers submitted, and for good cause shown;

FOR THE REASONS SET FORTH
ON THE RECORD ON 6/9/17

IT IS on this 9 day of June, 2017 ORDERED as follows:

1. That the default heretofore entered be and is hereby vacated;
2. That the Answer filed on behalf of Defendant, Norman Quintanilla and Jessica Moran-Quintanilla, be and is hereby restored. ^{on 4/3/17} and shall be considered a ~~o~~ timely filed answer.
3. That a copy of this Order be served upon all counsel of record within 7 days of the date hereof.


JUDGE ANN G. MCCORMICK
J.S.C.

1. Interrogatories & document request shall be served on or before 6/23/17
2. Responses thereto & document shall be completed on or before 8/25/17
3. DED: ~~9/25/17~~ 10/15/17
4. TRIAL DATE: JAN. 17, 2018, 9:30a.m.

File No. 14942-16-23986-T

Law Offices
PARKER McCAY P.A.
Daniel J. Capecci, Esquire
ID No: 136572015
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054
(856) 810-5815
Attorneys for Plaintiff

FILED
JUN 09 2017
JUDGE ANN McCORMICK

OCWEN LOAN SERVICING, LLC,

Plaintiff,

v.

JULIO CORDON; MARICARMEN
ROJAS, TENANT,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-005335-15

CIVIL ACTION

ORDER SUBSTITUTING PLAINTIFF

THIS MATTER being opened to the Court by Plaintiff through its attorney, Parker McCay P.A., and it appearing that Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust became an interested party in this action via its acquisition of the subject mortgage account in this matter.

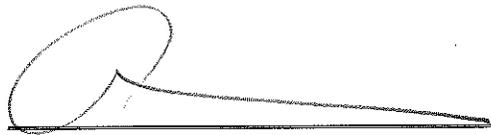
IT IS, on this 9 day of June, 2017, **ORDERED** and **ADJUDGED**, that:

1. The complaint in this action be and hereby is amended by striking the name of Ocwen Loan Servicing, LLC, as the party plaintiff.
2. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust be and hereby is substituted in the place and

stead of Ocwen Loan Servicing, LLC, as the party plaintiff and all subsequent pleadings filed with the Court shall use the name of the substituted plaintiff in the caption.

3. The Superior Court Clerk is directed to change, as herein modified, the name of the party plaintiff on the automated case management system docket.

4. A copy of this Order shall be served on all appearing parties within seven (7) days of the date of this Order.



, J.S.C.

JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

FILED

JUN 09 2017

JUDGE ANN McCORMICK

KESSLER LAW LLC
Michelle Conroy, Esq. (020472008)
354 Eisenhower Parkway
Plaza I, Suite 2250
Livingston, New Jersey 07039
(973) 773-1200
Attorneys for the Third Party Bidder,
P & G Estate LLC

ONE WEST BANK, N.A.

PLAINTIFF,

vs.

VICTOR VIZCAINO; ET AL,

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-19229-15

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Kessler Law LLC, attorneys for third party bidder, P & G Estate LLC, on notice to Parker McCay P.A., attorneys for Plaintiff, and on further notice to Victor Vizcaino, Teresita Vizcaino, Mrs. Victor Vizcaino, his wife, State of New Jersey, United States of America and for good cause having been shown,

It is on this 9 day of June, 2017;

ORDERED that the sale P & G Estate LLC for the property known as 2014 Plainfield Avenue, South Plainfield, New Jersey be and is hereby vacated and set aside; and it is further

ORDERED that the Middlesex County Sheriff shall refund to P & G Estate LLC the full deposit amount of \$40,000.00 paid to the Middlesex County Sheriff by P & G Estate LLC without offset, deduction or reduction; and it is further

ORDERED that a copy of this order be served upon all parties within seven (7) days after receipt hereof.

Opposed
 Unopposed



Hon. Ann G. McCormick, J.S.C.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set for... in the moving papers."

636936
PHELAN HALLINAN DIAMOND & JONES, P.C.
400 Fellowship Road
Mt. Laurel, NJ 08054
(856) 813-5500
Attorneys for Plaintiff
By: William Aitken, Esquire
Attorney ID: 037591985

FILED
JUN 09 2017
JUDGE ANN McCORMICK

WELLS FARGO BANK, NA
PLAINTIFF,

VS.

ELEANOR R. CZYSZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-014085-13

CIVIL ACTION

ORDER FOR EQUITABLE
SUBROGATION

THIS MATTER having been brought before the Court upon application of the Plaintiff, Wells Fargo Bank, NA, by and through its attorney Phelan Hallinan Diamond & Jones, P.C., William Aitken, Esquire, for an order subrogating the mortgage held by Home Loan Investment Bank, F.S.B. formerly known as Ocean Bank, F.S.B. to the mortgage held by Plaintiff on the property commonly known as 45 Bayberry Court, Port Reading, NJ 07064-1427; and the Court having considered the matter and for good cause appearing;

IT IS on this 9 day of June, 2017, **ORDERED and ADJUDGED:**

1. That the mortgage held by Home Loan Investment Bank, F.S.B. formerly known as Ocean Bank, F.S.B., dated March 28, 2006 and recorded on April 10, 2006 in Mortgage Book 11469, page 452 in the land records of Middlesex County is subrogated to the mortgage held by Wells Fargo Bank, NA, dated September 25, 2009 and recorded October 28, 2009 in Mortgage Book 13630, page 0642 in the land records of Middlesex County; and,

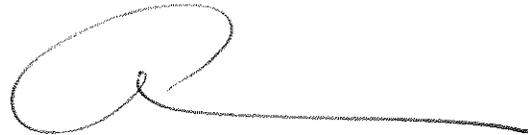
2. **IT IS FURTHER ORDERED** that Home Loan Investment Bank, F.S.B. formerly

known as Ocean Bank, F.S.B.'s interest in and to the subject premises is barred and foreclosed, and;

3. **IT IS FURTHER ORDERED** that the Plaintiff be paid prior to any payment from proceeds generated by the property in any manner or form, prior to the dispersal of any proceeds to Home Loan Investment Bank, F.S.B. formerly known as Ocean Bank, F.S.B. or its successors or assigns.

4. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order; and,

5. **THAT** the Middlesex County Clerk's Office shall record a certified copy of the within Order upon receipt.



Honorable Ann McCormick, JSC

_____ Unopposed

_____ Opposed

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore shall be granted essentially for the reasons set forth in the moving papers."

Adam J. Friedman, Esq.

Attorney Id Number: 022432009

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 160697

FILED

JUN 09 2017

JUDGE ANN McCORMICK

-----x
 WILMINGTON SAVINGS FUND SOCIETY, SUPERIOR COURT OF NEW JERSEY
 FSB D/B/A CHRISTIANA TRUST NOT IN ITS CHANCERY DIVISION
 INDIVIDUAL CAPACITY BUT SOLELY AS MIDDLESEX COUNTY
 TRUSTEE FOR WINSTED FUNDING TRUST DOCKET NO.: F-46379-14
 2015-1,

Plaintiff

CIVIL ACTION

vs.

**ORDER AMENDING THE COMPLAINT
NUNC PRO TUNC**

GREGG A. STEWART; et al,

Defendant(s)

-----x
 THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that the caption of the Complaint in Foreclosure incorrectly sets forth the present alignment of parties; and application having been made herein to correct the caption of the Complaint in Foreclosure to properly designate said defendant; and for good cause shown,

IT IS on this 9 day of June, 2017, ORDERED as follows:

1. The Complaint in the instant action filed on November 5, 2014, is amended nunc pro tunc to include the following Paragraph 2f:

2f) The Mortgage executed on November 9, 2006, and recorded on January 30, 2007, in the County Clerk's Office of Middlesex County in

Book 12143 on Page 414 et seq., was modified by an Extension Agreement executed on December 11, 2007, by Gregg A. Stewart and Laura Stewart in favor of CitiFinancial Mortgage Company Inc.

2. A copy of this Order shall be served by regular mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants named in this action.



J.S.C
JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to Fl. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

FILED

JUN 09 2017

JUDGE ANN McCORMICK

WINSTON & STRAWN LLP
200 Park Avenue
New York, NY 10166-4193
(212) 294-5312
Heather Elizabeth Saydah
New Jersey Bar No. 033572005
Co-Counsel for Plaintiff/Counterclaim Defendant Bank of America, N.A.

_____	X	
BANK OF AMERICA, N.A.	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
v.	:	DOCKET NO.: F-001066-17
	:	
LISA COONEY A/K/A LISA VALSERA	:	<u>CIVIL ACTION</u>
	:	
Defendants.	:	ORDER
	:	
_____	X	

THIS MATTER, being opened to the Court by Winston & Strawn LLP, attorneys for Plaintiff/Counterclaim Defendant Bank of America, N.A. ("BANA"), by way of a Motion to Dismiss Defendant Lisa Cooney's ("Defendant") Counterclaims for failure to state a claim upon which relief may be granted; and the Court having considered the papers submitted in support of, and opposition to, said motion; and for good cause shown,

IT IS on this 9 day of June, 2017,

ORDERED, as follows:

1. BANA's Motion to Dismiss is hereby granted.
2. Defendant's Counterclaims are hereby dismissed with prejudice.
3. A copy of this Order shall be served on all Counsel within seven (7) days of the date hereof.





JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

RECORD NOTATION

On _____, 2017, oral findings of fact and conclusions of law were made by this Court.

On _____, 2017, written findings of fact and conclusions of law were made by this Court.

The Court did not make oral or written findings. The Court concluded that no explanation is necessary or appropriate.

The Court did not make oral or written findings. Appended hereto is a written statement of reasons by the Court for the entry of this Order.

This motion was opposed.

This motion was unopposed.

The written form of Order is submitted pursuant to R. 1:6-2(a) and R. 4:42-1(c).

FEIN, SUCH, KAHN & SHEPARD, P.C.
Joshua B. Sears ID #14171998
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
786GRV
Attorneys for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

COLONIAL SAVINGS, F.A.

Plaintiff,

vs.

VIDA LYNN ASIAMAH-ASARE, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-2214-17

CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT**

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, Joshua B. Sears, Esq., appearing on a Motion for Summary Judgment and the Court having reviewed the supporting Certifications and Exhibits and for good cause shown;

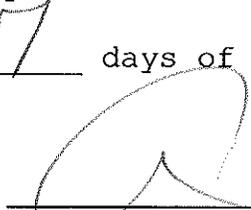
IT IS on this 9 day of June, 2017;

1. **ORDERED**, that Plaintiff's Motion for Summary Judgment against Defendants, VIDA LYNN ASIAMAH-ASARE and CHARLES ASARE, be granted; and it is further

2. **ORDERED**, that the Answer of Defendants, VIDA LYNN ASIAMAH-ASARE and CHARLES ASARE, is hereby stricken and default against said Defendants be entered; and it is further

3. **ORDERED**, that the Plaintiff be permitted to proceed to Judgment under R. 4:64 through the Clerk of the Superior Court, Office of Foreclosure, in an uncontested manner; and it is further

4. **ORDERED**, that a copy of this Order be served upon all answering Defendants within 7 days of receipt by Counsel.



Hon. Ann G. McCormick, J.S.C.

Motion was:
Opposed []
Unopposed []

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

THOMAS F. KELSO, ESQ.
(Attorney ID No. 014781975)
Middlesex County Counsel
By: Alessandra Baldini, Esq.
(Attorney ID No. 157512016)
Deputy County Counsel
Middlesex County Administration Bldg.
75 Bayard Street, 2nd Floor
New Brunswick, NJ 08901
Tel: 732-745-3228
Attorney for Third Party,
The County of Middlesex

FILED
JUN 08 2017
JUDGE ANN MCCORMICK

Deutsche Bank National Trust Co.,

vs.

Harshad H. Desai,

Defendant.

SUPERIOR COURT OF NEW JERSEY

MIDDLESEX COUNTY
General Equity

DOCKET NO. F-002970-15

ORDER

THIS MATTER having been brought before this Court on a Motion for Free Transcripts by defendant, Harshad H. Desai, *pro se*, and Deputy County Counsel Alessandra Baldini, Esq., appearing on behalf of the third party, the County of Middlesex; and this Court having considered the moving papers, and for good cause shown;

failed to ~~serve~~ service plaintiff with notice of the application for a transcript
IT IS on this 9 day of June, 2017,

ORDERED that Harshad H. Desai's Motion for Free Transcripts is hereby **DENIED** w/p

prejudice


HON. ANN B. MCCORMICK, J.S.C.

All parties are to be served within
seven (7) days of the date hereof.

FILED

JUN 09 2017

JUDGE ANN McCORMICK

787879

PHELAN HALLINAN DIAMOND & JONES, PC

William Adam Aitken, Esq. ID No. 037591985

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
SOUNDVIEW HOME LOAN TRUST 2006-
OPT5, ASSET-BACKED CERTIFICATES,
SERIES 2006-OPT5
PLAINTIFF

VS.

TERRANCE L. DIXON, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-005614-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
TERRANCE L. DIXON OF ANY TITLE
AND INTEREST HE MAY HAVE IN
THE REAL ESTATE WITH RESPECT
TO COMPLETING AN IN REM
FORECLOSURE**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, Deutsche Bank National Trust Company, As Trustee For Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5, for an Order Reforming the Loan Modification and Divesting Terrance L. Dixon of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this 9 day of June 2017, **ORDERED:**

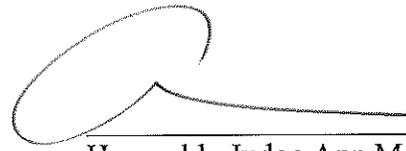
1. **THAT** the Loan Modification Agreement with a first payment date of December 1, 2013 between Kia N. Dixon and Ocwen Loan Servicing, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Terrance L. Dixon in the land records of Middlesex County; and,

3. **THAT** the interest of Terrance L. Dixon is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on April 6, 2006 in *Mortgage Book 11463, Page 765* ; and,

4. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

5. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order.



Honorable Judge Ann McCormick,
J.S.C

_____ Opposed

_____ Unopposed

All parties are to be served within seven (7) days of the date hereof.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:3-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

Udren Law Case # MJU 16060399
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
J. Eric Kishbaugh, Esquire, ID 009541981
Attorneys for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

<p>Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1 PLAINTIFF,</p> <p>vs.</p> <p>GERTA KACHKO, ET AL</p> <p>DEFENDANT(S)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-027308-16</p> <p>ORDER</p>
---	---

THIS MATTER being opened to the Court by Udren Law Offices, P.C., appearing on Plaintiff, Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1's, Motion to Strike Defendant, Gerta Kachko's, Answer with Affirmative Defenses; and Declare the Action Uncontested, and the Court having reviewed the supporting papers and for good cause shown:

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/9/17**

IT IS ON THIS 9 day of June, 2017; **ORDERED** that:

1. Plaintiff's Motion is **GRANTED** and Defendant, Gerta Kachko's, Answer to the Complaint with Affirmative Defenses is hereby stricken with prejudice;

DENIED

2. The Clerk of the Court shall enter default of the Defendants as though no answering pleading had been filed;

DENIED

3. This matter shall be returned to the Office of Foreclosure where Plaintiff may proceed to request the entry of final judgment in a non-contested manner; and,

DENIED

4. A copy of this Order shall be served in compliance with the rules of the Court
within 7 days of receipt.



P.J.Ch.

JUDGE ANN G. McCORMICK

Nelson Diaz, Esquire ID No. 007221987
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
207286-1

FILED
JUN 09 2017
JUDGE ANN McCORMICK

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1,

Plaintiff,

Vs.

FRANCISCO RODRIGUEZ JR; NANCY RODRIGUEZ; SOMERSET CO BD SOCIAL S; DISCOVER BANK; CHRISTOPH BARNED; ANA L RODRIGUEZ; MARIA S RODRIGUEZ; BALDEV BUTTER; AND STATE OF NEW JERSEY,

Defendant(s)

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY**

DOCKET NO.: F-000763-17

CIVIL ACTION

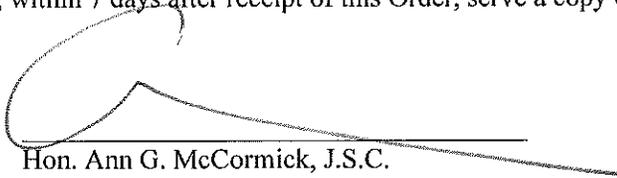
ORDER RELEASING JUDGMENT LIEN ON REAL PROPERTY

THIS MATTER having been brought before the Court by Milstead & Associates, LLC, attorneys for the Plaintiff, and the Court having considered the papers submitted in support thereof, and opposition, if any, and for good cause shown;

IT IS on this 9 day of June, 2017 ORDERED as follows:

1. The lien of Judgment No. J-327066-2006 entered on September 29, 2006 and docketed on December 11, 2006 in favor of the Citibank South Dakota, NA against Nancy Rodriguez be and is hereby released as to Lot 15 f/k/a 16, Block 1701 f/k/a 45 commonly known as 135 Bernard Street, Carteret, NJ 07008, and the Superior Court Clerk and the Clerk/Register are directed to file this Order; and

2. That Plaintiff's counsel shall, within 7 days after receipt of this Order, serve a copy of this Order upon the Defendants.


Hon. Ann G. McCormick, J.S.C.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

Michelle Fox (ID#071632016)
Maria D. Ramos-Persaud (ID# 028271998)
Greenspoon Marder, P.A. a professional corporation
incorporated in the State of Florida
1270 Avenue of the Americas
New York, New York 10020
(212) 524-5000
Attorneys for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

FILED

JUN 09

JUDGE ANN McCORMICK

FV-I, INC., IN TRUST FOR MORGAN
STANLEY MORTGAGE CAPITAL
HOLDINGS, LLC,

Plaintiff,

-VS-

JENNIFER RUIZ A/K/A JENNIFER FOX;
ANDREW RUIZ; CAPITAL ONE BANK
USA NA, STATE OF NEW JERSEY,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F 036434-14

CIVIL ACTION

**ORDER GRANTING
OUT OF TIME DEFAULT**

THIS MATTER having being opened to the Court by GREENSPOON MARDER, P.A., Attorneys for the Plaintiff FV-I, INC., IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS, LLC, for an Order for Entry of Default in the above entitled foreclosure action, and proof of service having been filed herein, and no one appearing in opposition to said application, and good case shown:

It is on this 9 day of June, 2017.

ORDERED:

- 1) that a Default is hereby entered against Defendant CAPITAL ONE BANK USA NA for its failure to plead or otherwise defend as provided by the New Jersey rules or court order; and
- 2) That a copy of this order shall be served on the default defendants within seven (7) days of receipt of this Order.

JUDGE ANN. G. McCORMICK

This matter was: Opposed
Unopposed

PELLEGRINO & FELDSTEIN, L.L.C.
Michael Pellegrino 030831991
290 Route 46 West
Denville, NJ 07834
(973) 586-2300
File No.23274-17
Attorneys for Plaintiff(s)

FILED

JUN 09 2017

JUDGE ANN McCORMICK

FWDSL & ASSOCIATES LP
Plaintiff

vs.

ROBERT LEO ; MRS, ROBERT LEO , WIFE
OF ROBERT LEO; ELIZABETH LEO; JOHN
DOE, HUSBAND OF ELIZABETH LEO,
SAID NAME JOHN DOE BEING
FICTITIOUS; ROBERT WOOD JOHNSON
UNIVERSITY HOSPITAL; GREATER NEW
YORK REGIONAL; BALWANT SAINI,
MD; FORD MOTOR CREDIT COMPANY;
JACKSON CAPITAL INC; CSC
PUBLISHING INC; CAPITAL ONE BANK;
REED EXHIBITION COM; THOMAS
PUBLISHING; MERCHANTS
COMMERCIAL CREDIT; JOHN DOE, SAID
NAME BEING FICTITIOUS; JANE DOE,
SAID NAME BEING FICTITIOUS; STATE
OF NEW JERSEY
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.F-005962-17

**ORDER STRIKING ANSWER OF
DEFENDANT, ROBERT LEO**

This matter having been heard by the Court in the presence of counsel for the respective parties and the Court having considered the Notice of Motion, Certification of Michael G. Pellegrino, Esq., and letter brief, as well as the pleadings submitted by defendant, and for good cause having been shown;

IT IS ON THIS 9 DAY OF JUNE, 2017

ORDERED, as follows:

- (a) that Summary Judgment is granted in favor of the plaintiff striking the Answer of the defendant, ROBERT LEO , on the grounds that the Answer of the defendant, ROBERT LEO , sets forth no genuine issue as to any material fact challenged;
- (b) that the Answer of the defendant, ROBERT LEO , be stricken on the grounds that such Answer sets forth no defense that is sufficient in law;
- (c) that default be entered against the defendant, ROBERT LEO , as though no answering pleadings have been filed;
- (d) that this matter be transferred to the foreclosure unit of the Superior Court in Trenton, New Jersey, to proceed as an uncontested matter;

ORDERED, that a copy of this Order shall be forwarded within seven (7) days of the date of this Order's receipt by the plaintiff to the defendant.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."


HONORABLE ~~Frank M. Cuiffani~~, J.S.C.

JUDGE ANN. G. MCCORMICK

All parties are to be served within seven (7) days of the date hereof.

FILED

JUN 09 2017

JUDGE ANN McCORMICK

Joseph D. Greco, Jr., Esq., LLC
51 Newark Street
Hoboken, N.J. 07030
(201) 792-1660
Email: jgrecolaw@gmail.com
Attorney ID#020641980
Attorney for Plaintiff

HSBC BANK, USA,
NATIONAL ASSOCIATION,
AS TRUSTEE FOR NOMURA
HOME EQUITY LOAN, INC.,
ASSET-BACKED
CERTIFICATES, SERIES
2006-FM2

Plaintiff, Mortgagee

vs.

WALTERP. GAWRON A/K/A
WALTER GAWRON et al.

Defendant(s), Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO: F-001474-17

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Joseph D. Greco, Jr.,

Esq., attorney for Defendant, Richard Sabik regarding premises located at

150 New Market Road, Dunellen, New Jersey 08812 of Middlesex County **FOR THE REASONS SET FORTH**

having considered the matter, and for good cause appearing;

ON THE RECORD ON 6/9/17

IT IS on this 9 day of June, 2017, **ORDERED** as follows:

That the default entered against defendant Richard Sabik be vacated, and he be permitted to file his Answer within 30 days, and it is further

ORDERED that a copy of this Order be served on all parties within

7 days.



Hon.

JUDGE ANN G. McCORMICK

601350

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE IN TRUST
FOR CITIGROUP MORTGAGE LOAN
TRUST, INC. ASSET BACKED PASS-
THROUGH CERTIFICATES SERIES 2004-
RP1

PLAINTIFF

VS.

BARRY D. LEFKOWITZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-023468-12

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE
MORTGAGE**

THIS MATTER having been brought before the Court on motion of /s/ Jonathan Lobb, Esquire, appearing on behalf of HSBC Bank USA, National Association As Trustee In Trust For Citigroup Mortgage Loan Trust, Inc. Asset Backed Pass- Through Certificates Series 2004-RP1 (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

IT IS on this 9 day of June 2017, **ORDERED:**

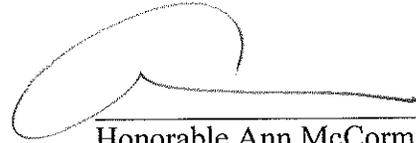
1. **THAT** the Loan Modification Agreement with a first payment date of January 1, 2009 between Barry D. Lefkowitz and America's Servicing Company (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,
2. **THAT** an equitable mortgage hereby exists between Plaintiff and Jacqueline Lefkowitz upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on October 6, 2000 in *Mortgage Book 6397, Page 702* ; and,

3. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

4. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order.

_____ Opposed

_____ Unopposed



Honorable Ann McCormick, JSC

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Jeffrey Grabowski, Esq.
STATE BAR NUMBER: 031881989

FILED

JUN 09 2017

JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE LLC,
Plaintiff/Mortgagee

vs.

HEBER GOMEZ; et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-034270-14

CIVIL ACTION

ORDER VACATING NOTICE OF
DISMISSAL FILED 08/09/2016,
VACATING FINAL JUDGMENT AND
WRIT OF EXECUTION AND
DISMISSING THE CASE

This matter being opened to the Court by Jeffrey Grabowski, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Notice of Dismissal filed August 09, 2016, to Vacate Final Judgment and Writ of Execution and to Dismiss the Case, and for good cause shown:

IT IS on this 9 day of June, 2017 ORDERED that

1. The Notice of Dismissal filed August 09, 2016 is hereby vacated and set aside; and
2. The Final Judgment and Writ of Execution entered in the above-entitled action on November 09, 2015 are hereby vacated and set aside; and
3. The Mortgage executed by HEBER GOMEZ and KARLA GOMEZ in favor of Mortgage Electronic Registration Systems Inc., as nominee for Lehman Brothers Bank, FSB, A Federal Savings Bank its successors and assigns on August 24, 2006 and recorded on September 15, 2006 in Mortgage Book 11827, Page 676, and thereafter assigned to Plaintiff is hereby reinstated of record.



4. The above-captioned matter has been amicably resolved and upon vacating the Final Judgment and Writ of Execution, the action is hereby dismissed without prejudice and without costs against either party; and

2. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.



JUDGE ANN. G. MCCORMICK

Respectfully Recommended

Opposed

Unopposed

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set for . . . in the moving papers."

CXE16-015428
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Ujala Aftab - 034722011
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Attorneys for Plaintiff

JUDGE ANN McCORMICK

JUN 09 2017

FILED

FILED

JUN 09 2017

JUDGE ANN McCORMICK

<p>Nationstar Mortgage LLC</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>George Whalen and Jill Moretti-Whalen, husband and wife</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-010708-16 CIVIL ACTION</p> <p>ORDER TO VACATE SHERIFF'S SALE HELD ON FEBRUARY 15, 2017 AND RESCHEDULE SHERIFF'S SALE</p>
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THIS MATTER having been brought before the Court by SHAPIRO & DeNARDO, LLC, attorneys for the Plaintiff, and the Court having read the papers in support thereof, and for good cause shown;

It is on this 9 day of June, 2017,

ORDERED THAT the Sheriff's Sale which took place on February 15, 2017, shall be and is hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office is to reschedule the sale without requiring an Alias Writ of Execution and with only one week's advertisement; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office costs of re-advertising, and sheriff's commission, are to be satisfied from the Bidder's deposit, plus any additional costs associated with re-scheduling the sale; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office hold the deposit monies paid by the third party bidder to be applied to any losses suffered by the Plaintiff as a result of the resale.

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all parties noticed to this motion within seven (7) days of Plaintiff's receipt thereof.



Honorable
JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

Colleen M. Hirst, Esq. (039742003)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)
NJ20816FC

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Christopher Ford, Esq. (006712005)
Denise Carlon, Esq. (001392008)

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)
Attorney for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

Wells Fargo Delaware Trust Company, N.A., as
Trustee for Vericrest Opportunity Loan Trust
2011-NPL1

Plaintiff

v.

Frank Maer, et al.,

Defendant

SUPERIOR COURT OF NEW JERSEY
Middlesex County
CHANCERY DIVISION
GENERAL EQUITY
Docket No. F-005232-16
CIVIL ACTION

**ORDER VACATING JUDGMENT
AND WRIT OF EXECUTION**

This matter being opened to the Court by KML Law Group, P.C., attorneys for Plaintiff in the above captioned matter appearing, by motion to vacate judgment and writ of execution, and good cause having been shown:

IT IS ON THIS 9 day of June, 2017;

ORDERED:

1. That the Final Judgment and Writ of Execution entered in the above entitled action on March 7, 2017, are vacated and set aside; and
2. That a copy of this Order shall be served upon all appearing parties within 7 days of its receipt.

____ Unopposed
____ Opposed

JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

779104

PHELAN HALLINAN DIAMOND & JONES, PC

Nicole Savage, Esq. ID No. 000332011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

JUN 09 2017

JUDGE ANN McCORMICK

WELLS FARGO BANK, N.A.
PLAINTIFF,

v.

MARY ANNE MARIANO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-024470-16

CIVIL ACTION

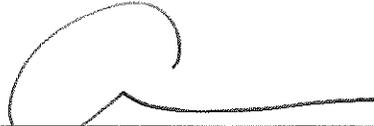
**ORDER FOR SUMMARY JUDGMENT AND
DEFAULT**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Nicole Savage, Esquire, Esquire, appearing on behalf of the Plaintiff, WELLS FARGO BANK, N.A. for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 9 day of June 2017 ORDERED:

1. That Summary Judgment be entered against the defendants, MARY ANNE MARIANO, and default be entered against her and her answer (and counterclaim, if any) be stricken.

IT IS FURTHER ORDERED that the within matter shall be returned to the Superior Court Foreclosure Unit for the further proceedings as an uncontested matter.



Honorable Ann G. McCormick, JSC

_____ Opposed

_____ Unopposed

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set for... in the moving papers."

FILED

JUN 09 2017

JUDGE ANN M. MCCORMICK

WNI15-008548
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Ujala Aftab - 034722011
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Attorneys for Plaintiff

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Dolores Walker and Charles Walker, her husband, each of their heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest; E53 Federal Credit Union; Central Jersey Lung Center; State of New Jersey; Untied States of America;

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-021198-13
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON FEBRUARY 8, 2017 AND
RESCHEDULE SHERIFF'S SALE

THIS MATTER having been brought before the Court by Shapiro & DeNardo, LLC, attorneys for the Plaintiff, and the Court having read the papers in support thereof, and for good cause shown;

It is on this 9 day of June, 2017,

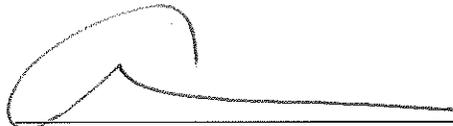
ORDERED THAT the Sheriff's Sale which took place on February 8, 2017, shall be and is hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office is to reschedule the sale without requiring an Alias Writ of Execution and with only one week's advertisement; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office costs of re-advertising, and sheriff's commission, are to be satisfied from the Bidder's deposit, plus any additional costs associated with re-scheduling the sale; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office hold the deposit monies paid by the third party bidder to be applied to any losses suffered by the Plaintiff as a result of the resale.

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all parties noticed to this motion within seven (7) days of Plaintiff's receipt thereof.



Honorable

JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to Fl. 1:8-2, it therefore will be granted essentially for the reasons set forth in the moving papers."